

Design Standards

August 24, 2007

FIRECLAY TOD

FIRECLAY TOD DESIGN STANDARDS

The following Design Standards have been established in order to create a consistent visual theme throughout the Murray Fireclay TOD/Redevelopment Area. The standards have been divided into three primary sections: Streetscape, Landscape, and Monumentation. Each section contains standards that must be followed within the Fireclay TOD, and recommendations which provided examples:

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4) ATTACHMENT A - Sample Products

Photographs and drawings are shown of the particular items that should be specified in each new development proposal within the district. These images are shown as specific guides on style, finish, and material types. However, no particular manufacturers have been identified (except where an existing city standard exists, and any combination of comparable equals would be accepted. Attachment A consists of product cut-sheets from specific manufacturers that could be used for comparison.

Design Standards

STREETSCAPE

TREE GRATES

TREE GRATE SPECIFICATIONS

Material:

Cast Iron

Finish:

Raw cast iron grey

Size:

5' SQ

Placement/Spacing:

30' - 50' spacing on center

Application:

Optional on Principal streets, and other approved locations



TREE GUARDS

TREE GUARD SPECIFICATIONS

Materials:

Fabricated steel construction

Finish:

Black high polish Powdercoat

Size:

16" diameter

5' height

Placement/Spacing:

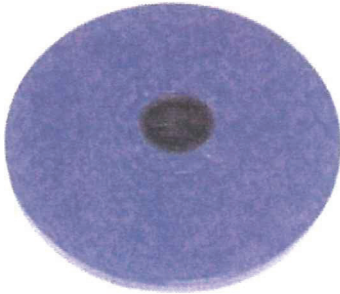
30' - 50' spacing on center

Application:

Optional on Principal streets, and other approved locations



TRASH/RECYCLING RECEPTACLES



Recycle Lid
For side-by-side receptacles

TRASH RECEPTACLE SPECIFICATIONS

Materials:

Fabricated steel construction

Finish:

Black high polish Powdercoat

Size:

36" diameter

48" height

Placement/Spacing:

Minimum of 2 per block face, unless otherwise approved by the City

Application:

All Principal streets, and other approved locations



BOLLARDS



BOLLARD SPECIFICATIONS

Materials:

Cast steel

Finish:

Black high gloss Powdercoat.

Size:

4" diameter

36" height

Mounting Options:

Cast-in, Bolt-down (surface mount), or Removable.

Placement/Spacing:

Minimum 4' spacing, Maximum 6' spacing

Application:

All Principal street intersections, and other approved locations

BENCHES

BENCH SPECIFICATIONS

Materials:

Ductile cast iron end frames, steel straps

Finish:

Black high gloss Powdercoat

Size:

5/16" x 1 1/2" wide straps

6' length

Placement/Spacing:

Minimum of 3 per block face

Application:

All Principal streets, and other approved locations



PLANTERS

PLANTER SPECIFICATIONS

Materials:

Concrete

Finish:

Natural concrete color and texture. No stamping or staining

Size:Planter Option A

6" high, 6" depth

Planter length and width will vary

Planter Option B

18" high, 10" depth

Planter length and width will vary

Placement/Spacing:

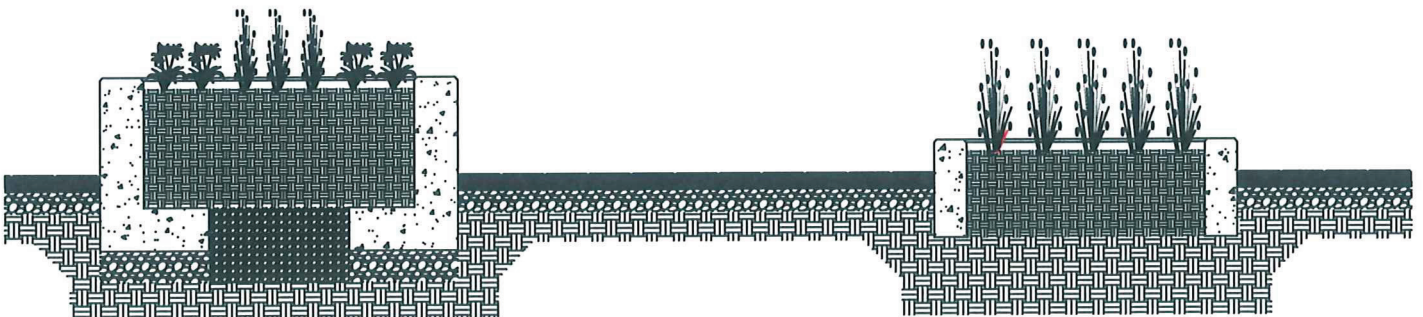
Option in place of tree grate

Planter Option A - 30' - 50' spacing on center

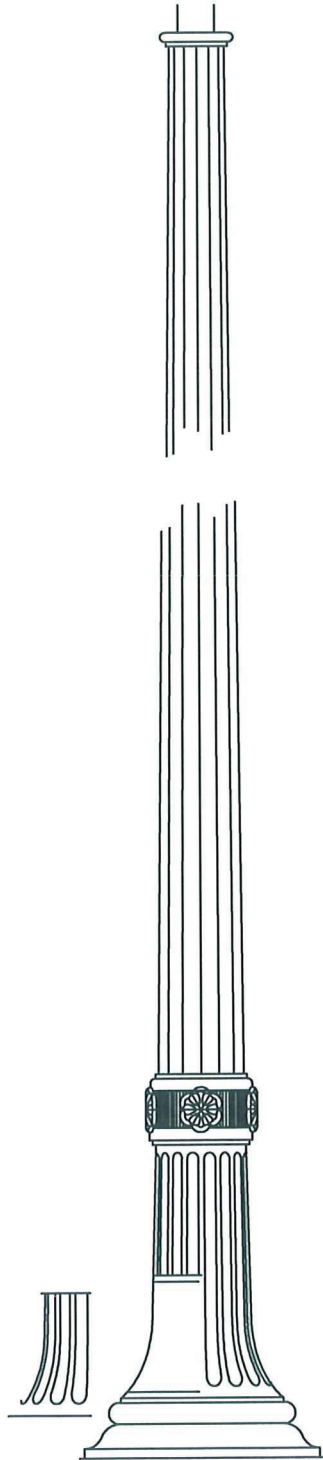
Planter Option B - Maximum of 2 per block face

Application:

All Principal streets, and other approved locations



LIGHTING FIXTURES



LIGHTING SPECIFICATIONS

Manufacturer:
Holophane

Model Series:
Utility Washington Postlite Luminare (WAU-product nubmer)
North Yorkshire Pole (NY13/20-CIS/BK)

Materials:
Cast iron & steel pole
Glass and cast aluminum luminare

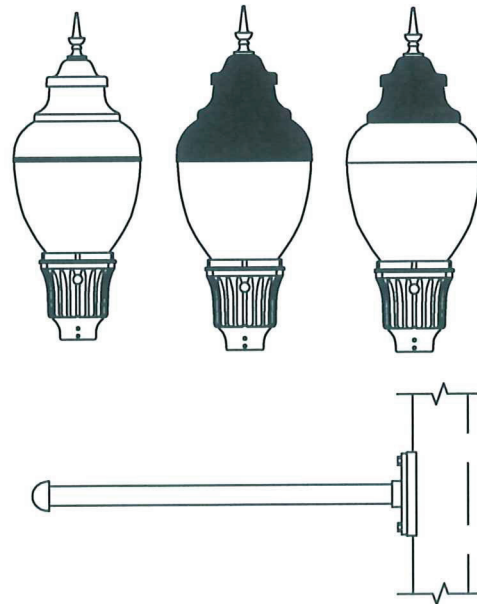
Finish:
Black trim on luminare
Black pole finish

Pole Size:
15' pole height
20" diameter base

Accessories/Notes:
Banner arms (BA24H/1/BO)
Single lamp, rather than the double

Placement/Spacing:
Principal Street - 30' - 50' spacing on center stagger with landscaping
Non-principal Streets - spacing to meet minimum required lighting levels

Application:
All streets, and other approved locations



BICYCLE RACKS

BICYCLE RACK SPECIFICATIONS

Materials:

Steel tubing

Finish:

Black semi-gloss Powdercoat

Size:

1-1/2" diameter tubing, 27 1/2" wide, 32" high.

Placement/Spacing:

Install in groups of three minimum, seven maximum.

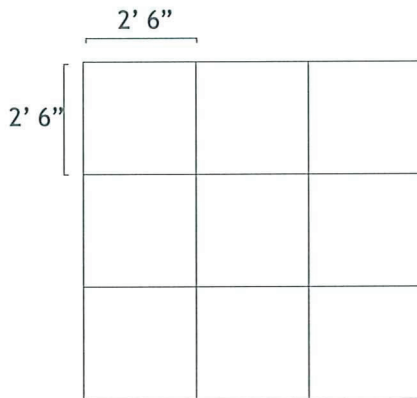
Minimum one group per block face

Application:

All Principal streets, and other approved locations



PAVING PATTERNS & PAVERS



PAVING ACCENT SPECIFICATIONS

Materials:

Varies. May be brick, stained concrete, or other paving material as long as the surface and seams are smooth as to not impede

Applications:

Approved locations. Paving accents are to be used to articulate building entries, pedestrian crosswalks, plazas, or

Patterns:

Paving accents should follow a 2' 6" grid, or other 2' 6" modular pattern variation.

PAVING PATTERN SPECIFICATIONS

Materials:

Concrete

Finish:

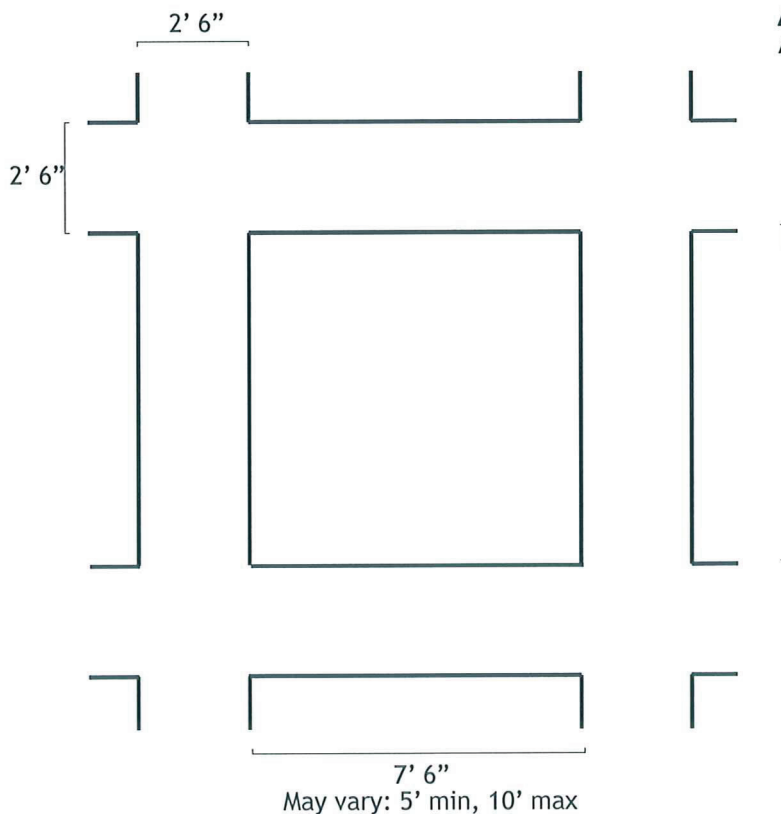
Natural concrete, may stain. No stamping.

Scoring Patterns:

2' 6" grid, or as shown in detail below

Application:

All streets, and other approved locations

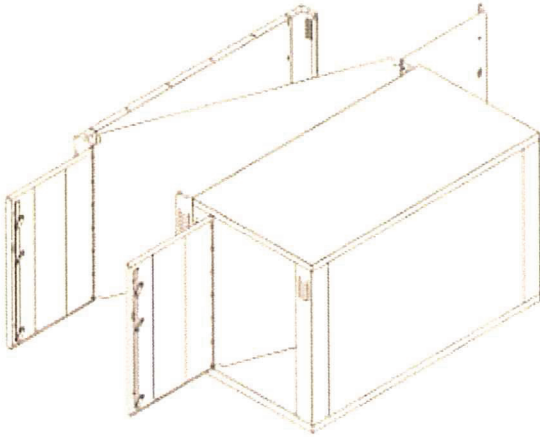


7' 6"

May vary: 5' min, 10' max

Recommendations

STREETSCAPE

BICYCLE LOCKERS**BICYCLE LOCKER SPECIFICATIONS****Materials:**

Solid steel top with perforated steel walls

Finish:

Black high gloss Powdercoat.

Size:

47" height

76" length

39" width

Additional Notes:

2 bicycles per modular unit

Stackable

Padlocking handles



INFORMATIONAL KIOSKS

KIOSK SPECIFICATIONS

Materials:

Steel or aluminum construction

Finish:

Black high gloss Powdercoat.

Size:

Variable

Notes:

Kiosks may be a custom design and do not need to match the photograph to the left. However, kiosks must be of a similar level of quality.



CLOCK

CLOCK SPECIFICATIONS

Materials:

Cast iron post

Finish:

Black high gloss Powdercoat.

Notes:

Clocks may be a custom design and do not need to match the photograph and drawing to the left.

However, clocks must be of a similar level of quality.



Design Standards

LANDSCAPE

SPECIES LIST

Street Tree List:

East - West Streets:

Pacific Sunset Maple and Red Spire Pear

North - South Streets:

Zelkova and Aristocrat Pear

Planted Medians:

London Plane, Red Maple and Burr Oak

Open Spaces along Couplet Streets:

Bur Oak and Red Maple

Additional Medium Shade Trees-

for use in public and private open spaces::

Canada Red Choke Cherry

Tatarian Maple

Flame Maple

Western Redbud

Amur Maple

Forest Pansy Eastern Redbud

Thornless Honeylocust

Red Barron Crabapple

Chanticleer Pear

Plant Schedule:

Deciduous Shrubs

Ruby Carousel Barberry 2 Gal. 3 ft spacing

Green Velvet Boxwood 2 Gal. 3 ft spacing

Ivory Halo Dogwood 2 Gal. 4 ft spacing

Hancock Coralberry 2 Gal. 4 ft spacing

Evergreen Shrubs

Trailing Euonymus 1 Gal 3 ft spacing

Moonshadow Euonymus 1 Gal 3 ft spacing

Otto Luyken Laurel 3 Gal 4 ft spacing

Dwarf Periwinkle flat 12" spacing

Ornamental Grasses

Karl Foerster Feather Grass 1 Gal 3 ft spacing

Varigated Maiden Grass 1 Gal 5 ft spacing

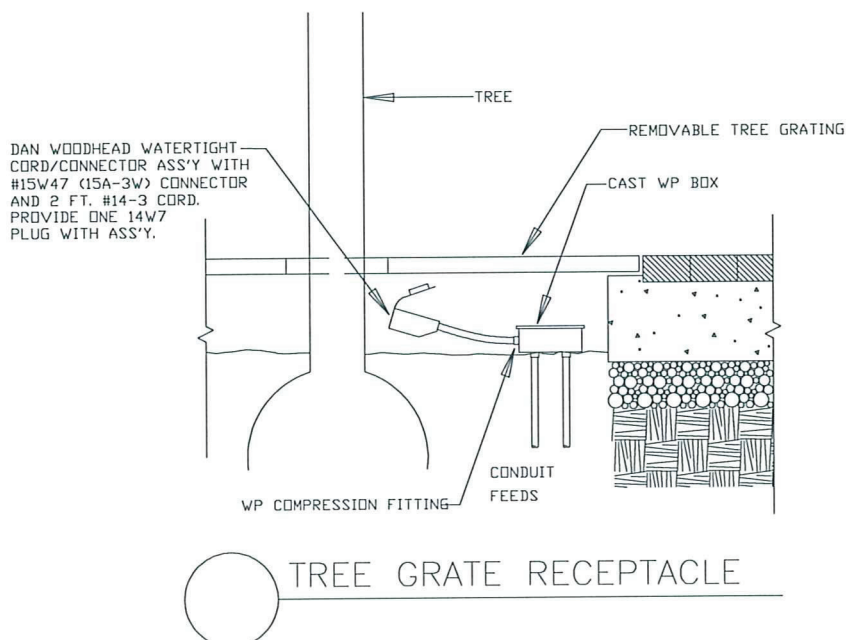
Fountain Grass 1 Gal 4 ft spacing

Perennials

Woodside Ruby Daylilly 1 Gal 2.5 ft spacing

Planting/Spacing:

30'- 50' spacing on all street trees



Power should be installed in tree grates following the above detail.

Street Trees

East - West Streets:



Pacific Sunset Maple



Red Spire Pear

Street Trees

North - South Streets:



Zelkova



Aristocrat Pear

Street Trees

Planted Medians:



London Plane



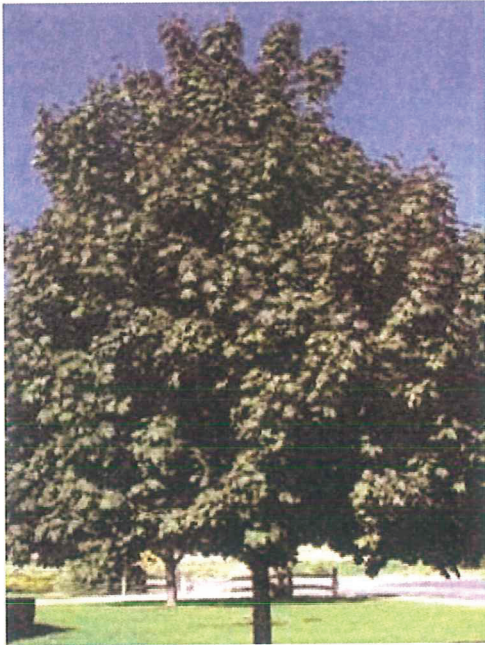
Burr Oak



Red Maple

Additional Medium Sade Trees

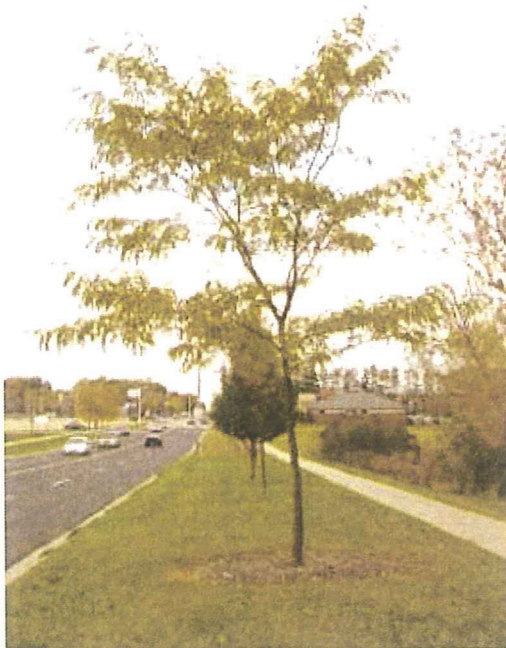
For use in public and private open spaces



Amur Maple



Tatarian Maple



Imperial Honeylocust



Chanticleer Pear

Additional Medium Sade Trees

For use in public and private open spaces



Canada Red Choke Cherry



Western Redbud



Red Barron Crabapple



Forest Pansy Eastern Redbud

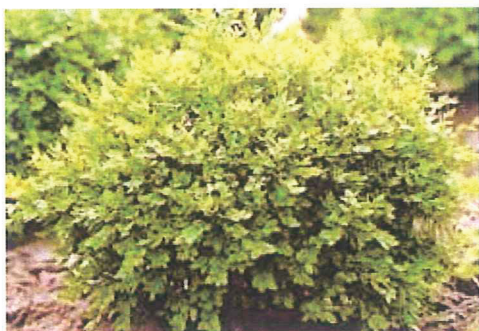
Additional Medium Sade Trees

For use in public and private open spaces



Flame Maple

Deciduous Shrubs



Green Velvet Boxwood



Ruby Carousel Barberry



Ivory Halo Dogwood



Hancock Coralberry

Evergreen Shrubs



Moonshadow Euonymus



Otto Luyken Laurel



Dwarf Periwinkle



Trailing Euonymus

Ornamental Grasses



Variegated Maiden Grass

Perennials



Woodside Ruby Daylily



Karl Foerster Feather Grass



Fountain Grass

Recommendations

LANDSCAPE

DRINKING FOUNTAINS

DRINKING FOUNTAIN SPECIFICATIONS

Materials:

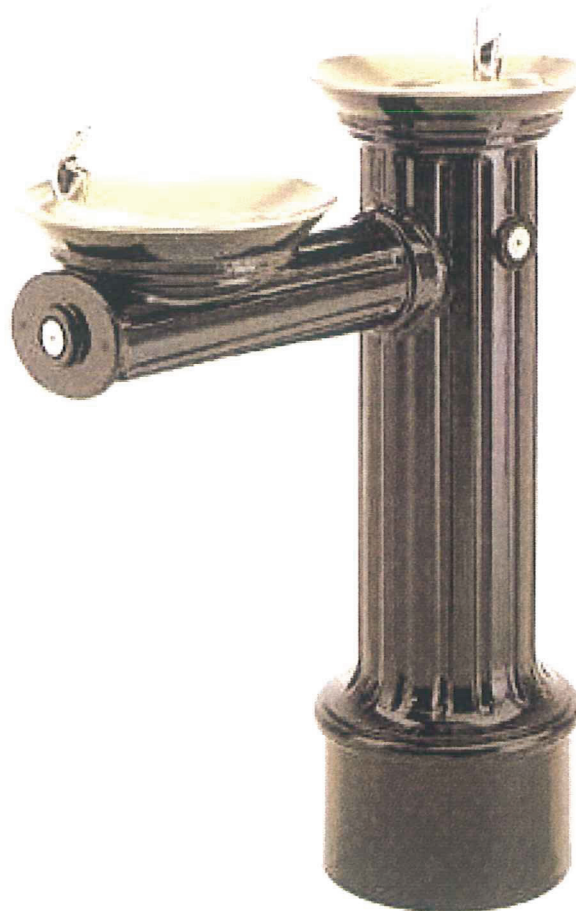
Cast aluminum or steel base, bronze basin

Finish:

Black high gloss Powdercoat.

Application:

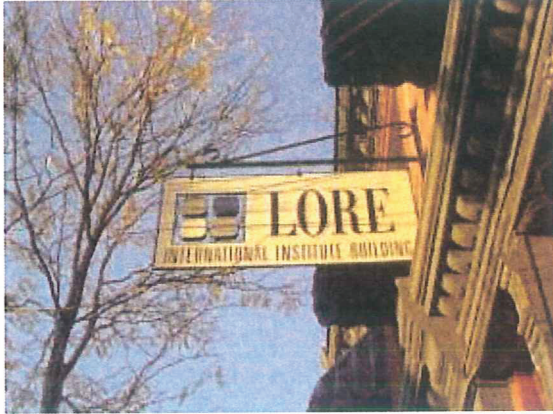
Park space, and other approved locations



Design Standards

MONUMENTATION

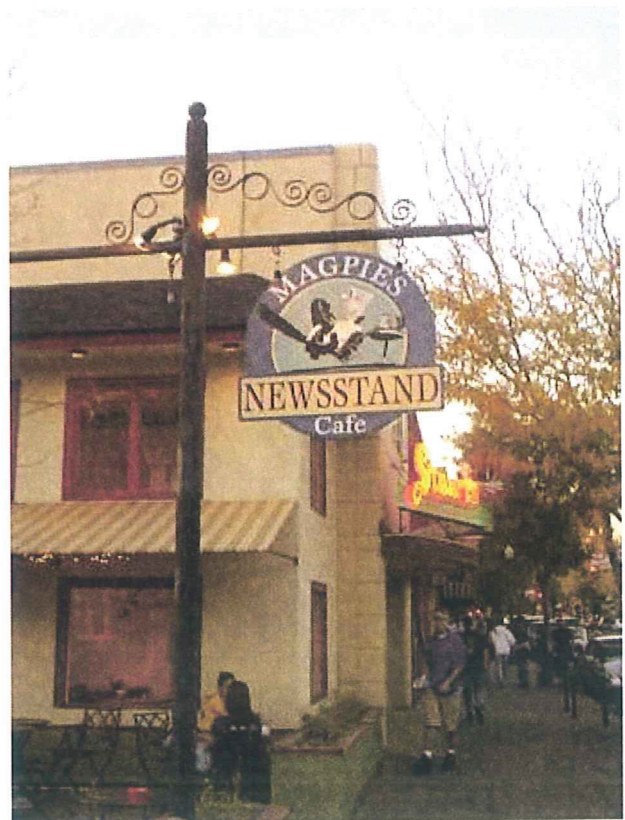
PEDESTRIAN ORIENTED RETAIL & OFFICE SIGNAGE



RETAIL & OFFICE SIGNAGE RECOMMENDATIONS

Notes:

Retail and office signage in the Murray Fireclay TOD/Redevelopment Area should be pedestrian oriented. The City should consider modifying the City's sign and TOD ordinances to allow for blade or sidewalk monument signs in this district.



STREET SIGNAGE

SIGNAGE SPECIFICATIONS

Finish:

Black trim on signs

Black pole finish

Notes:

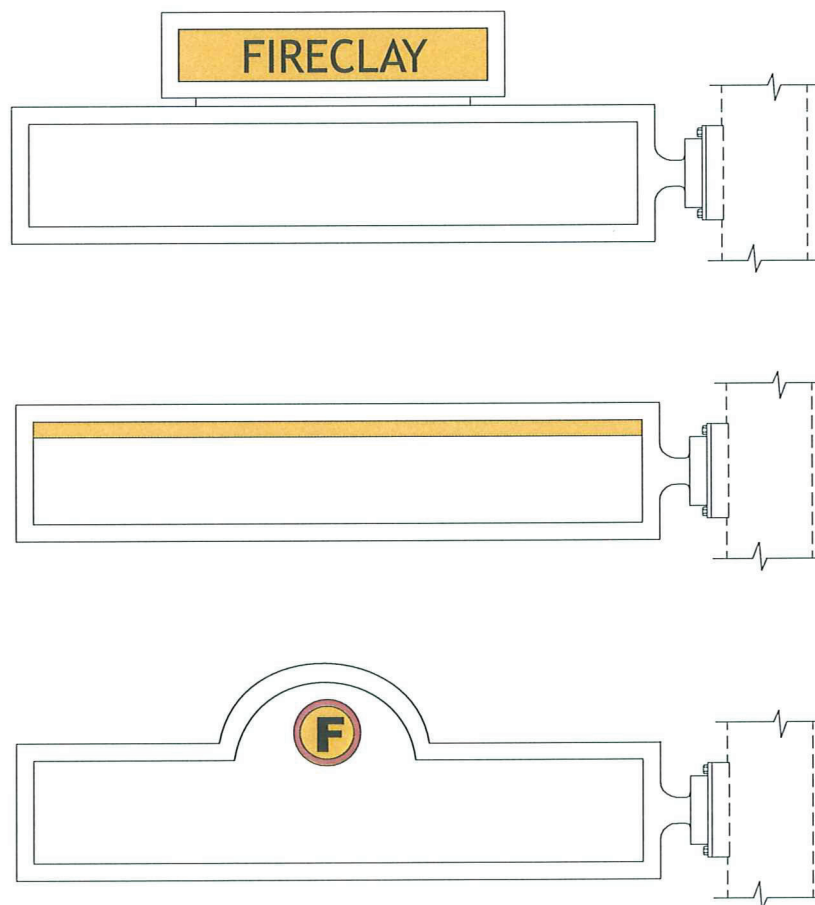
Signs fabricated at Murray City's Sign Shop.

Street sign graphics should be developed as part of a district branding process.

Street Naming Conventions:

All East-West streets should be called "Avenues".

All North-south Streets should be called "Lanes" or "Drives," with the exceptions of Boulevards and Promenades.



Recommendations

MONUMENTATION

WAYFINDING SIGNAGE

SIGNAGE SPECIFICATIONS

Finish:

Black trim on signs

Black pole finish

Notes:

Signs fabricated at Murray City's Sign Shop.

Wayfinding signage and all sign graphics should be developed as part of a district branding process.

The photograph below is an example of wayfinding signage, the actual signs selected for the Fireclay TOD do not need to match this example exactly, but should be of a similar level of quality and appearance.



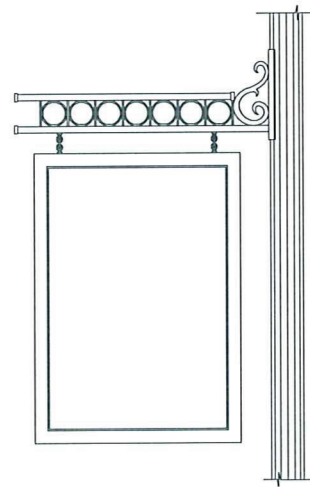
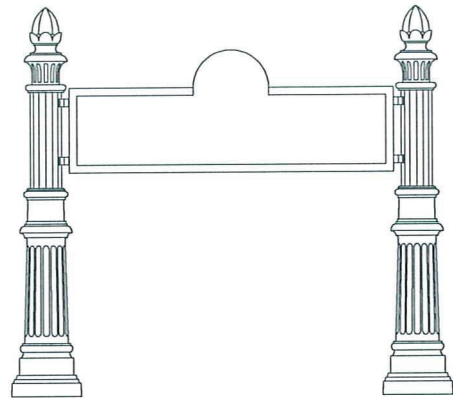
DISTRICT MONUMENTATION



MONUMENTATION SPECIFICATIONS

Notes:

Murray Fireclay TOD/Redevelopment Area monumentation will be developed as part of a district branding process. However, monumentation features may include hanging blade signs, stone monuments, or other types of signs. Below are a few examples which



OTHER SIGNAGE OPTIONS

OTHER SIGNAGE OPTIONS

Pole Manufacturer:

Holophane

Model Series:

North Yorkshire Pole

Materials:

Cast iron & steel pole

Glass and cast aluminum luminaire

Finish:

Black trim on signs

Black pole finish

Pole Size:

Various pole heights depending on use

17" diameter base

Notes:

Signs fabricated at Murray City's Sign Shop

